

ATTACHMENT 02  
**EXHIBIT B - CONDITIONS OF APPROVAL**  
**DRC2014-00064 / GLEASON**

**Approved Development**

1. This approval authorizes the phased expansion of a winery facility with an existing public tasting room:
  - a. Phase 1: construction of a processing/storage building totaling 4,808 square-feet, with a 2,505 square-foot concrete covered crush pad connecting the storage and processing sections. Also included is the construction of a commercial kitchen within the processing/storage building;
  - b. Phase 2: construction of one barrel storage building and barrel storage addition to the Phase 1 building totaling 5,000 square feet (2,800 square-feet and 2,200 square-feet respectively). Also included in this phase is construction of a 375 square-foot gazebo;
  - c. Annual wine production is estimated at 10,000 cases;
  - d. Industry-Wide events as allowed per ordinance;
  - e. Adjustment to the minimum 100 foot setback to the property line, to allow the wine processing facility to be located 38 feet from the (east) property line.
2. This Minor Use Permit does not authorize any special events or restaurant.

**Conditions to be completed at the time of application for construction permits or prior to issuance of construction permits**

**Development**

3. All development shall be consistent with the approved site plan, and floor plans.
4. Applicant shall revise site plan to show all required parking (11 spaces).
5. The applicant shall obtain the following permits in addition to any and all other permits required by ordinance or code. Plans shall be prepared or certified by the licensed architect or engineer of record.
  - a. A building permit to construct the new buildings; and
  - b. A grading permit, if required.

**Drainage**

6. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMP's as identified for project incorporation in the applicant's *Stormwater Quality Plan Application for Priority Projects*.

**Environmental Health Department**

7. **Prior to issuance of a construction permit**, the applicant shall obtain the appropriate Health Department permits. The Health Department will require at a minimum the following information:
  - a. If water is made available to 25 or more employees at any one time, or to members of the public, or if the kitchen will be used as a commercial kitchen, then the applicant shall be required to have domestic water supply system.
  - b. The applicant shall obtain appropriate health permits.
  - c. A Hazardous Materials Questionnaire.

**Exterior Lighting**

8. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

**Fire Safety**

9. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

**Fees**

10. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school, public facilities, housing impact, and road fees.

**Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

**Wastewater**

11. Liquid waste generated by the winery operations must be discharged to a waste water system designed by a civil engineer with expertise in the design of winery wastewater systems and approved by the County Building Official or Regional Water Quality Control Board. Such system shall not create offensive odors or materially impair the quality of groundwater for domestic or agricultural use. Prior to discharge of winery wastewater, the applicant shall obtain approval/permits from the Regional Water Quality Control Board. In no case shall winery wastewater be discharged into a stream or other surface water.

**Fire Safety**

12. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from CAL FIRE of all required fire/life safety measures.

**Exterior Lighting**

13. **Prior to occupancy or final inspection**, any lighting located or installed on the outside of the winery building shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

**Planning and Building Inspection**

14. **Prior to occupancy of any structure**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**On-going conditions of approval (valid for the life of the project)**

**Time Limits**

15. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
16. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions

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of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

### **Outdoor Storage**

17. Long term outdoor winery storage areas shall be screened by solid fencing or landscaping and shall not be higher than the associated solid fence screening or landscaping, unless the storage area is not visible from any public road or adjacent properties.
18. Any water tanks associated with the project shall be a neutral, non-contrasting color, and landscape screening shall be provided so that the water tanks are not visible from any public road.

### **Pomace**

19. Solid vegetable waste from the winery (pomace) shall be removed from the site to an approved composting/green waste facility or composted on the site and used as a soil amendment. In no case shall pomace be treated, stored, or disposed of in a manner that could result in runoff into any surface stream.

### **Recycling**

20. The applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).